LIVERMORE
CALIFORNIA

PLANNING APPLICATION FEES

A. CEQA:	
• Negative Declaration – City Fee	$4,270.00
• Environmental Impact Report – Setup, RFP, etc. "to establish base fee"	$7,150.00
• EIR – City Fee *(Required deposit of 20 percent of Contract Amount)*	T&M
• County Clerk Filing Fee – NOE, NOD, Other	$50.00
• Negative Declaration, Fish & Game §711.4 Fee – If Applicable	$2,181.25
• EIR, Fish & Game §711.4 Fee – If Applicable	$3,029.75
B. Downtown Design Review	
• Downtown Minor Design Review Staff Level *(e.g. fencing, painting, permanent & temporary signs, lighting, landscaping, hardscape, streetscape, etc. Applies to commercial, historic & residential projects (duplex & multi-family))*	No Fee
• Downtown Admin. Design Review - Staff Level *(e.g. exterior building modifications including awnings, windows, doors and trim and Master Sign Programs. Applies to commercial, historic & residential projects.)*	$460.00
• Downtown Design Review Amendment – (PC Project Review)	$8,860.00
• Downtown Design Review - Small Additions *(e.g. additions or modifications between 0-1,500 square feet or 15% of existing building area. Applies to commercial, historic & residential projects (duplex & multi-family))*	$4,010.00
• Downtown Design Review - Large Additions - Staff Level *(e.g. additions between 1,501-29,999 square feet or over 15% of existing building area; commercial, retail or office structures up to 29,999 square feet; residential projects of 39 or less units, etc. Applies to commercial, historic & residential projects (duplex & multi-family))*	$9,390.00
• Downtown Design Review – Planning Commission Review *(e.g. commercial, retail, office structures & additions of 30,001 square feet or more, residential projects of 40 or more units, etc. Applies to commercial, historic & residential projects (duplex & multi-family))*	$11,870.00
C. Legislative Acts:	
• Annexation/Pre-Zoning	$17,880.00
• Out of Area Service Agreement	$15,180.00
• Rezoning *(Development Code Amendment or Zoning Map Amendment)*	$11,730.00
• Development Agreement - No Policy Change	$12,100.00
• Development Agreement - Policy/Ordinance Change	$14,160.00
• Development Agreement - Minor Amendment *(Staff Level)*	$10,100.00
• General Plan Amendment	$23,060.00
• Housing Implementation Program	$16,240.00
• Housing Implementation Program Amendment	$10,900.00
• Planned Development District	$14,960.00
• Planned Unit Development *(SLVSP Only)*	$14,960.00
• Planned Unit Development Amendment	$12,910.00
• Planned Development District Amendment (via DCA)	$12,910.00
• Policy Proposal	T&M
• Policy Proposal Amendment	T&M
• Municipal Code Amendment	$11,730.00
D. Miscellaneous:	
• Appeal	$350.00
• Temporary Sign Registration Fee - Commercial	$140.00
• Williamson Act Contract Creation	$8,400.00
• Williamson Act Contract Cancellation	$11,170.00
• Consistency Determination	$5,070.00
• Staff Research Time *(Permit Technician)*	$135/per hr.

E. Permits:	
• Conditional Use Permit [1]	$10,590.00
• Conditional Use Permit Amendment	$8,200.00
• Home Occupation Permit	$90.00
• Sign Design Review	$510.00
• Master Sign Program	$1,600.00
• Master Sign Approval	No Fee
• Variance – General	$7,240.00
• Variance – Developed Residential	$986.00
• Minor Variance – General	$3,020.00
• Minor Variance – Developed Residential	$510.00
• Reasonable Accommodations	No Fee
• Temporary Use Permit – Temporary Uses *(including Rallies, Circuses and Carnivals)*; Seasonal *(plus $200 deposit per site)*	$500.00
• Temporary Use Permit - Non-profit Organizations Only - Temporary Uses; Seasonal Uses *(plus $200 deposit per site)*	$61.00
• Temporary Use Permit – Model Home Complex *(including Construction, Tract Sales Offices and Residences)*	$2,960.00
• Zoning Use Permit	$2,130.00
• Large Family Day Care	$270.00
• Certificate of Appropriateness - HPC Public Hearing	$340.00
• Certificate of Appropriateness - Staff Level	$90.00
• Zoning Clearance	No Fee
• Secondary Dwelling Unit	$510.00
• Tree Removal Permit – Commercial *(For Residential Tree Removal see Ordinance)*	$500.00
F. Site Plan Design Review:	
• Site Plan [2]	$9,810.00
• Design Review [2]	$6,710.00
• Site Plan Design Review Modification – Minor (Staff Level I – Site Plan Change)	$3,880.00
• Site Plan Design Review Modification – Minor (Staff Level II – Design Change)	$1,600.00
• Site Plan Design Review Modification – Minor (Staff Level III – Site Plan & Design Change)	$5,480.00
• Site Plan Design Review Modification – Major (Public Hearing – Original Review Authority)	$8,880.00
G. Subdivisions:	
• Open Space Agricultural Easements/Amendments	$6,340.00
• Lot Line Adjustment/Certificate of Compliance	$3,810.00
• Parcel Map Waiver *(Staff Level)*	$4,280.00
• Tentative Parcel Map *(PC Hearing)*	$8,730.00
• Parcel Map Amendment – Public Hearing	$7,350.00
• Parcel Map Amendment – Staff Level Review	$3,080.00
• Tentative Tract Map *(base fee plus $75 per lot or unit)*	$15,220.00
• Tentative Tract Map Amendment – Public Hearing	$11,890.00
• Tentative Tract Map Amendment – Staff Level Review	$5,710.00

Applications involving multiple processes in sections C, E, F or G above can be reduced by 10%.
(Example: Conditional Use Permit Fee $10,590.00 + Planned Unit Development Fee $14,960.00 less 10% = $22,995.00.)

Notes:

- *Projects which do not fit any category or which are otherwise extraordinary may be charged on a time and materials basis at the Director's discretion.*
- *Staff time required on a project, post entitlement, and not part of another formal application (e.g., Final Map, Plot Plan) will be recovered on a time and materials basis at the Director's discretion.*
- *The fees calculated above reflect standard processing time. Projects requiring excessive review time will be recovered on a time and materials basis.*
- *T&M – applicant shall be charged on a time and material basis.*

[1] For new construction or additions, CUP must be combined with Design Review fee of $6,710.00 into one application with no discount.

[2] For new construction or additions, Site Plan and Design Review must be combined into one application with no discount.